

**SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN**

**April 15, 2002**

**7:00 PM**

Mayor Baines called the special meeting to order.

The Clerk called the roll. There were fourteen Aldermen present.

Present: Aldermen Wihby, Gatsas, Guinta, Sysyn, Osborne, Pinard, O'Neil,  
Lopez, Shea, DeVries, Garrity, Smith, Thibault, Forest

Mayor Baines advised that the purpose of the special meeting was to receive presentations relative to baseball as follows:

- a) Chuck Rolecek Group (non-affiliated) --

Mr. Rolecek stated thank you, Mr. Mayor and Board members. Tonight, we hope to convince the Mayor and the Board of Aldermen just exactly where we're at halfway through the process. Our original meeting about six weeks ago had a 90 day window and we feel as though we are halfway there, but we feel we've made a lot of progress and we'd like to have the opportunity to pass out a handbook so the Board can follow along. Most of you know me from the level of press that I've gotten in the last week or so, I wish it was more about the restaurant and less about baseball, but we'll take what we can get. Along with me is Peter Welch one of our partners and John Dittrich a well-known baseball consultant that has been part of our staff since we began this process back last summer. What the Clerk is passing out is just a small package, a short package...some of the pictures that are in the book we've shared with you and *The Union Leader* and for the sake of time and for the sake of efficiency we're going to go through the book just page-by-page highlighting the key points and not elaborating on too much. Of course, we're here to convince the Mayor and the Board that non-affiliated baseball and the opportunity to revitalize and renovate Gill Stadium is in the best interest of the City. We believe that there is a diamond in the rough, so to speak, using all the baseball analogies and that with a short amount of City funds along with a contribution from our group we feel that we could make Gill work. So, if you will what we have on the cover is an artist rendering of Gill Stadium and how we propose it with a great deal of façade improvement and additional landscaping, a little face lift keeping the original façade that's been there some hundred years or ninety years. The inside cover is the artist rendering of how we would propose to add some of the additional seats, actually down on the field you see that they extend out from where the current Gill Stadium seating is under

the roof and that that's part of the 2,500 seats that we're adding. Please at any time if there is anyone that has any questions don't hesitate to ask any of us. The following page is the Spirit of New England. We did an opening letter to the Mayor and the Aldermanic Board, we do appreciate the opportunity to have this chance to share our plans with you for bringing a Northern League Independent Professional Baseball Team. We also wanted to highlight a couple of exhibits over the next few pages and in particular that we believe the Northern League is a league similar to Single A Baseball. It's a 45 game season, it has college players, amateur players, prospective pro players, former major league players within the ranks. We have owned the franchise since last September. Since that time, we have looked for a place to call home and a place where we can play for the next many years...ten years or so. One of the first exhibits we had just talks a little bit about [and over the next few pages] talks a little bit about the Northern League. There's 14 franchises in ten states, a couple of Canadian provinces, 90-game regular season beginning right before Memorial Day and ending in September. The League prides itself on its professionalism with the way it assembles the roster, with salary cap issues, with no more than a certain amount of players who've had major league experience so that it does become a little bit of a developmental league. So, I won't bore the rest of the Board with all the specifics in that, but it is a growing and it will continue to grow we believe. The next one is a press from Miles Wolff who is the Commissioner...in addition to the process that we have here in Manchester there's two new cities with brand new ballparks [Pittsfield and Brockton, Mass]. The east is gaining ground on some of the teams that are in the midwest as far as getting fan support and turnout and financial stability and it's a league that caters to the fans, it caters to family entertainment, it's priced properly and we think it's a pretty good entertainment value. Next page we have some frequently asked questions on where they play and the difference between an affiliated and an independent league, I won't bore the Board with the specifics on that...the next press release just elaborates on two Japanese pitchers one of fairly recent fame and recognized name which is Hideo Nomo who played for the Red Sox last year, they've just purchased a large portion of the team to allow Japanese players to develop within this league. On the following page are major leaguers that have played in the Northern League to dispel any rumors that it's a semi-pro team or semi-pro league. There's quite a few names there...probably the more recognizable ones certainly are J.D.Drew and Rey Ordonez...there's quite a few other guys who are apparently on track to make the major leagues in the next couple of years. The following page just demonstrates to dispel any concern that we are active members of a team. The president of our organization, Mr. Nick Lopardo was granted this franchise back in the fall, he's a well-known recognizable Boston businessman, he's had experience running financial companies and many departments of people...he's part of our group here tonight and like the rest of us would entertain any questions, as well. The next person I want to introduce or reintroduce is John Dittrich and John's resume is on the next page. John has been working with us, as I said, since we took on the project and with professional baseball experience of 28 years we feel he's more than capable of steering us in the right direction. He's seen many ballparks in his time and would

like the opportunity for John to say a few words about how he feels about the potential here in Manchester.

Mr. Dittrich stated I've spent most of my life, all of my adult life...if you call what I am an adult...in professional baseball and if you look at my resume I've bopped around the country a lot...some might say I've gotten fired so many times I get calls from Winchester and Remington, but baseball is just that kind of a career for me and I basically made my reputation in the industry by starting up new franchises or taking ailing franchises and trying to heal them up and so that's being done for several years...I finally decided to become a consultant...that's a fancy way of saying I don't have a job and these guys are good enough to give me one, so I'm glad to be here...my brother is from New Hampshire, lives in New Hampshire and so I come up here often. I've been to Manchester many times and I can see and have known that it would be an exciting market for the New England League for a long time. I've been to Gill Stadium several times and I think it's a very workable situation...certainly available to answer any questions you may have on that side.

Mr. Rolocek stated if there are none at this time, we will continue with our presentation. Since the last time we've met our group has spent considerable time at Gill Stadium researching and making ourselves familiar with some of the antiquated parts of the old park. I can assure you that we've worn a hat there for every time we've gone there for appropriate reasons [the pigeons] for one and you're right there is a pigeon problem there and we've certainly addressed it in some of our budgets, but Peter Welch has headed up the construction team that has gone through the stadium, we feel pretty extensively and I'd like to give him the opportunity to say a few words about what we found and the depth of our investigation in going through Gill.

Mr. Welch stated it's good to be back again, thank you for giving us the opportunity to come back. After the last meeting, we pushed a lot of buttons to get some people in motion to take a look at the state of Gill Stadium as it exists. Two consultants in particular, the first of which is a major contractor Peabody Construction, a major New England area contractor do about \$300 million a year and it just so happens that one of their most recent stadium projects was the Lowell Spinners Stadium that was done several years ago. The other consultant we've been talking with is a man called Scott Suprena from a company called Seating Solutions. They're known nationally and they work with such clients at the New England Patriots, Macy's Parade, they even do with the Chicago Fire Soccer Team. So, these two groups have taken a look...Seating Solutions from adding capacity to Gill and Peabody from a structural standpoint and from a total refurbishment standpoint. These are preliminary looks at what the problems are but they're pretty smart people and they're pretty quick studies. Obviously, there's not a lot that needs to happen, it's an old stadium that has a little bit of deferred maintenance, to say the least. Of greatest concern is the wooden structure, although it's nice, it's difficult to maintain and it's past its time, so one of the major things that we would recommend doing is taking out the wooden flooring structure

and the wooden joists that are underneath it...that, more than not you could put your finger through some of them. So, I would like to talk a little bit about our vision for what a refurbishment at Gill would be and how much that would cost based on our preliminary estimates...what we would like to do is double the seating capacity...there's approximately 2,500 seats right now under the grandstand. By bringing seating down on the foul lines we could add an additional 2,500 seats. These seats would be brand new aluminum based with molded plastic seats comparable to what you see in parks around the country. We're calling for a replacement of the wooden decking structures as I said with an all aluminum structure that is maintenance free and aluminum joists or stringers underneath that would rest on the existing columns, a refurbishment of the façade with some repointing and some replacement of bricks, new lighting, pigeon control...there would be an expansion to the bathroom capacity for the public restrooms because we're talking about doubling the capacity. We'd do some refurbishment of the existing locker rooms that the amateur groups are using, but we would propose a new locker room for the pro team...new concession stands...the concessions there now are not terribly adequate...we'd be adding fire suppression systems for the safety of the public...the field itself, we would propose putting in new fencing, moving the fence back say 10 or 15 feet back for greater depth at center field...we want the fencing to be padded for the protection of the players, adding a batters eye, new foul poles...all of the things on this list which is contained in there. The dugouts would need to be expanded and other areas that might need improvement are areas like the press box, the ticket stand and just some general site improvements to clean up a stadium that's been around for a long, long time and hasn't seen any major capital investment. We believe that what we just talked about could be achieved for a little under \$3 million which is not a lot when you put that in the context of what a new stadium would cost. You're talking about a multiple of probably five times that. Just by way of example, one of the new franchises in our league that's opening in May [Brockton] is playing at a brand new \$15 million facility, it's beautiful, but that's what they cost these days. To make this extra special we would propose putting in an artificial surface so that there would be no question that the football team could play, the soccer team could play...all the baseball teams could play and you'd never have to worry about impacting the field and having low maintenance on it. Taking it one step further to really make this a multi-purpose all year round facility many synthetic turf surfaces also come with an inflatable dome on them. To really get some extra utility out of stadiums which otherwise are not used during the cold months. So, if you add those two additional items and if you want to talk about perhaps adding some field boxes in that number would jump up to a little less than \$5 million, but these are preliminary numbers and we would expect that with some value engineering we'd be able to get them down and perhaps not do as grand a plan or maybe do it over time. Certainly, the field turf and the luxury boxes and the dome is something that can be done at a later date. I'd just like to take you through some of the charts you see here. After the bullet points there is just a conceptual picture...this was done by Seating Solutions of where the new seating areas at Gill would go. Underneath the grandstand we would refurbish and reuse the existing bench type seats that are there, but they would be sitting on a brand new aluminum deck with aluminum stringers

underneath so that there would be no maintenance or fire issues. On either side, coming down to the field, the vision is for the blue sections you see there would be flip up style molded plastic seats and then behind them would be bleacher style seats. Out in the outfield we're thinking perhaps...built right into the current fence are some modular boxes and if you flip ahead you'll see a view of what these are like. These are pretty popular, you'll see them at the major golf events and they're complete self-contained. On the inside you would think you're in a condominium on Beacon Hill or some of the better areas in town here and they have a kitchen, a bathroom and then the occupants can go upstairs if they want to be in the outdoor air, they're pretty nice but also inexpensive. But, that's our general vision for the kinds of improvements that could happen at Gill and our best numbers at the moment are using Peabody's top chief estimator. We believe that that's pretty short money, relative speaking, when you put that against the cost of a new stadium of 5,000+. Chuck, turn it back to you.

Mr. Rolecek asked is there anything on the construction or should we continue.

Mayor Baines replied why don't you do the whole presentation, Chuck.

Mr. Welch stated the next sheet that we have or something that we really wanted to highlight was in Manchester baseball means business and I think we felt we spent some serious time saying well, what does it do to the community, what else does a baseball team at Gill Stadium or anywhere else for that matter really do and there are some bullet points here we're particularly pleased with. The first one is summer jobs...with a 45 game schedule and a staff to accommodate 5,000 people we think that's a couple of hundred jobs from high school kids to senior citizens and everyone in between...ticket sellers, ticket takers, grounds crew, concession workers...there's a lot of opportunities there. In addition, we think there are some full-time positions. A lot of people as John would, I'm sure, echo break into the minor leagues before they ever get to the major league in terms of management positions, administration positions, even coaching and we feel that the front office staff would include all of the necessary management positions which would give them a stepping stone for a future career in baseball. Point four...thousands of visitor dollars...it is our groups' believe that baseball would be good for the City. We feel that the civic center has certainly proven that Manchester can draw from other parts of New England, for concerts, for sporting events and all the like and we think that there needs to be a summer activity just as well. We feel entertainment...that it's a true entertainment venue. It's as much about baseball or as much about entertainment as it is about baseball, but I have to say that from what we hear and understand from the Northern League there is an emphasis on the game, there is a quiet professionalism, it's not all about giving away T-shirts and having clowns and people and animals run around...or pets I should say...as part of the show. We really feel that it's entertainment for family and it's well-priced entertainment at that. So, all in all, we felt that it just enhances the quality of life for the community, it's not necessarily in the Downtown area, it might economically stimulate the neighborhood right around Gill and JFK, so we feel

it's a real positive economic impact in the City. Once again, then reasons why independent baseball works well in New Hampshire and we feel that the emphasis there is on independent baseball and again I'm not going to go through each one, but I would like to highlight a few and I think right off the bat number 2...teams can recruit "local" or "regional" talent (non-drafted players), local players that have come up through the system, through Babe Ruth and the Pony League Babe Ruth and then American Legion ball, they can continue their career and try to keep their dream alive. Since players are owned by the franchise, they're not owned by a major league team those that become favorites are more likely to be retained for the following years, they develop some brand loyalty, they have some following from their amateur teams that they came from from within the City...number 4, teams can bring in popular former major leaguers either from the Red Sox or with local ties to Manchester. In our research we realize that this community is rich in the tradition of baseball players and many that have made the major leagues and when the time is right we feel would be very interested and would be willing to participate in building up a program. A little more flexibility with a non-affiliated team than there would be in a major league franchise. Number 6 talks about a home schedule of 45 games-max, which allows at least half the dates to be used for the youth groups [the Legion, Babe Ruth] anything else...even festivals and fairs if necessary. The stadium can have multi uses...we understand you're looking for a place to hold graduation...we'll open up Gill Stadium if we end up there for graduation ceremonies there, as well. I think probably the last one is just independent baseball is not dictatorial on stadium specifics. We have the right, as the team owners, to allow youth groups to use the stadium, we have a lot more flexibility...the baseball players contracts aren't as detailed or not as restrictive as things are at the major league level where there's a lot of protection for their investment for obvious reasons. So, we think independent baseball has a real fit here in New Hampshire, Manchester in particular. One of our final points is once again we want to reiterate our proposal for a stadium lease. Once again, we wanted to mention to the Mayor and to the Board that we are prepared to contribute upwards of a million dollars to be part of this. We feel that that keeps us here, that buys us into the community, it demonstrates long-term commitment, I know they've had, the City has had a less than favorable taste from a previous franchise that was here...we believe that it would give us a say on some of the improvements and you'd have someone with a vested interest paying attention to the various improvements where we could save a dollar, we'd save a dollar and still meet the code and still bring it to the level that we want to bring this team to. So, we've not put in all of the details, but being at the halfway mark we feel pretty confident that this is something we can live with. Last, but not least, there is an article in there for everyone's sake that talks about the throwaway stadium and it isn't that unlikely these days, or I should say unusual, for stadiums to get obsolete pretty quick. You're probably familiar with the many of the major league parks that all of a sudden are no longer sufficient or the revenue streams that they need, they're no longer sufficient for the attendance figures that they need to generate and we feel that here's an opportunity for this community to put Manchester on the map once again by revitalizing an old stadium, something that will be here another many, many more years with this kind of revitalization and that interest in a

new stadium could be today and it could be less than interesting five years from now or ten years from now. So, we feel that it's worth taking that into consideration as you make your decision and we conclude the package with just an outfield picture that shows a new renovated scoreboard that shows in the left centerfield area, left of the picture where the professional team clubhouse might be and again this is with 45 days efforts and crawling on our hands and knees around Gill a little bit, I think if the opportunity presents itself we'll come back with additional information in the next four to five weeks. So, keeping is short and sweet we'd certainly entertain any questions or any issues.

Alderman Wihby stated I have a quick question just so that I understand the numbers on here. Your proposing that the City spend somewhere between \$300-500,000 a year for 15 years and that we would receive basically [in your proposal] \$100,000 a year from your operations. So, if we assume \$4 million in between the City is going to have to come up with \$300,000 a year for 15 years and in year 10 we're going to get back a hundred of that...it's going to cost \$400,000 for the City, you're going to pay a hundred...so for the first ten years pay \$300,000 for this proposal and then the final five years pay the whole \$400,000, is that how I look at this.

Mr. Welch replied what happens in the final five years...we're just talking about conceptually a ten-year...

Alderman Wihby stated but we're funding it for 15 in your proposal.

Mr. Welch stated I'm just assuming, the real person to answer how it would get financed is Kevin and his staff, but I just threw it out there to put...not different from financing a house, if you were to finance over 15 or maybe even longer...30 years.

Alderman Wihby asked why wouldn't you have the leases as long as the debt.

Mr. Welch stated again it's something we could talk about, it's just the beginning of the process, but I just wanted to put the numbers in perspective.

Alderman Wihby stated that's what I'm trying to do. So, in perspective using your numbers...assuming 15 years which is better than 10...I'm sure we can go 15, if you're going to pull a middle number there say \$4 million, it's going to cost the City \$400,000 a year for the first ten years of which we'll get reimbursed \$100,000 from this proposal and in the next five years because we would still have the bonds for five more years and maybe not a lease with you we can't count on the extra \$100,000, so we'd be maybe financing \$400,000 a year.

Mr. Welch replied possibly but again our hope would be that if we have a successful run of it here we're going to be here for 40 years. So, again, the first step...a 10-year lease is just conceptually what we would...

Alderman Wihby stated even if you were to give us a 15-year, you're still proposing that the City pay \$300,000 a year assuming you spend \$4 million.

Mr. Welch stated the basis is we know more or less what a team can afford to pay without telling themselves a story on what kind of rent they can pay and that works out to about...if we pay up front either a million dollar payment up front which would give us a 10-year run or something equivalent to that...we're proposing something that's a minimum of \$100,000 a year or five percent of what our gross revenues happen to be. Now, if we're very successful our gross revenues will be higher and so the rent payments to the City would be higher, but I want to make it clear to everyone here that we're being very straightforward and there's only so much debt service and rent that a minor league team can pay whether it's affiliated or independent they're not cash machines and at least in this instance the money that the City is going to be paying is to go into revitalizing what we think is a fantastic facility that the existing uses are going to be allowed to use and encouraged to use absolutely as much as possible. So, we like to think of it that while it's possible the City is going to be coming out of pocket over time to pay for these things, at the end of the day it's going to be used for the betterment of the youth groups that are using it currently and don't now have a stadium to play in that's absolutely first-class for the next hundred years.

Mr. Dittrich stated what I just wanted to say what we're really proposing is a way to get a relatively new or refurbished stadium where we would do a public/private partnership and the offer is also there to put a million dollars up front, so the terms of getting a stadium refurbished for Manchester as opposed to building a \$15 or \$20 million stadium and taking that debt service and spreading it out over whatever number of years you might and then what rent you would get back for that. So, basically I think what we're trying to say is this is a less expensive way to get a beautiful stadium for Manchester and then we would participate in it.

Alderman Wihby stated I appreciate you're being up front and I understand, I guess I could go with that philosophy that if you're going to spend more millions of dollars on another facility it's going to cost some money, but I think this Board said that we weren't going to do anything that would cost anything to the taxpayer and now we're getting a proposal just for fixing up something that's going to cost \$300,000 a year, at least, for 15 years. I don't know if it's a waste of time...you're going to go back and work for 45 more days and I don't know if this Board is even prepared to even say yeah let's spend \$300,000 a year. Is it a waste of your time? Are you in a rush?



Mr. Welch replied no because I think there's other revenue sources, Dave, that we could find to pay that back. Whether it's naming rights, whether it's pouring rights, whether there's some other concession revenues, overruns...

Alderman Wihby interjected on top of the...

Mr. Welch replied yes, we'd like to make it as self-sufficient or paying for itself as well. I think the Board and the Mayor made it very clear from the very beginning that that would be the case.

Alderman Wihby stated so it's not just the rent. You're looking at other ways of coming up with the difference too.

Mr. Welch replied that is correct.

Mr. Rolecek interjected along that point, for example, maybe the City charges a parking surcharge on the tickets, so...we just want to be very straightforward in what we can do and what we're prepared to do, we would look forward to sitting down and finding out how creative the City can get in closing the gap.

Alderman Osborne stated having Gill Stadium residing my ward, I just have a big question, I guess...where's all of the parking going if you're going to add 2,500 seats.

Mr. Welch replied we feel again...there are the ratios out there and I don't want to confuse the issue about how many people go in each car but the fact that it's located in the inner-city we believe that between public transportation, between walking from certain areas, public parking lots in and around the civic center, we think that the parking issue is kind of, I believe, worked it's way out around the civic center where there's not an issue of not enough parking. I think you might have some instances with businesses that are closed when baseball games are on there's parking going to be in their parking lot, but the stadium was there for 2,500 and it's our feeling that the location, easy access, center core of the City that parking would not be an issue. It's a little like the water level that finds its own way.

Alderman Osborne stated I think they're having a hard time as it is now sometimes with some of the games, but I think if you get 2,500 more seats you're going to have an overflow into the residential area especially where it's sitting that's my concern.

Alderman Lopez stated one of the questions has already been already asked, but you indicated that in this type of agreement you would let the youth use it but then in the same token one of the paragraphs we do not know how long the affiliated team could practically accommodate youth baseball groups...could you elaborate on that a little bit. Do you have something in mind to throw them out at some stage of the game?

Mr. Welch replied no there is no intention whatsoever and to the contrary I think there's the intention of ours to somehow make a practice field or a practice facility or an alternate site. In our proposal we have made allowances for an alternate site for lighting and/or stands. We've talked about Livingston Park, we've talked about a few others...this first 45 days we focused on what we thought the project would cost us, the next 45 days the intention is to meet with the various groups, they're in season now and get a sense of where they're at. No, there's no intention...I think if this is going to be a public/private process the youth should have the opportunity to be there as long as possible.

Alderman Lopez stated let me just follow-up with one other question sort of on the line of Alderman Wihby...right now, Gill Stadium provides the necessary services for all our youth, less than \$200,000 a year and everybody's happy...so, therefore, if we end up paying another \$300,000 or \$400,000...in any type of partnership... partnerships are good but I really believe that there's got to be more to do this than just a million bucks and bonding this thing for 15 years. I don't know who your financial people are, but I agree if this is the only thing...we give you an exclusive 90 days and I'll hold to that there's no question, but at the end of 90 days you're coming back here and asking us to bond some money this Alderman is not going to go for it.

Alderman Smith stated I'd like to address number 6 partly what my colleague Mike said...home schedule 45 games maximum allows at least 50 percent of summer dates for youth baseball groups...I'm very involved with the American Legion Baseball...there is presently three American Legion Baseball teams and we separate 12 dates apiece...there's a total of 36 dates and we play from June 13<sup>th</sup> to July 31<sup>st</sup>, so if you're playing 45 home dates I would assume that 22 or 23 would be during that time frame and I, for one, and I go along with my colleague I don't want to displace anybody from Babe Ruth, American Legion Baseball and I will even think it will impact the football season and the reason why I say that is they start practicing August 15<sup>th</sup> and if your team is in playoffs you'll be playing in September...they have a Soccer Jamboree, they have a Football Jamboree and they start football September 1<sup>st</sup>, I believe, Central played West last year...they changed the game, so you're impacting heavily on the youth of Manchester and I firmly believe we should take care of our own first.

Mayor Baines stated, Alderman Smith, just as a follow-up didn't you tell me there were only two dates last summer that Gill Stadium wasn't used, I heard that someplace.

Alderman Smith stated the total for the year...Gill Stadium was used 196 events for the year, but from June 13<sup>th</sup> on it was used almost every day from one youth group to another.

Alderman Thibault stated well I'm glad that you talked about a surcharge because that's a very, very important point for me. We've had discussions on that before with people that are

in the City now and believe me that that process is still in action and we're hoping to get thru some type of surcharge.

Mayor Baines asked are there any other questions or comments from members of the Board.

Mr. Rolecek stated may we address a couple of the issues.

Mr. Welch stated on the issue of the annual costs of operating Gill Stadium many of the costs that you currently incur would then be taken over by the ball club because we would have full-time grounds crew and full-time stadium maintenance people and we do need to do some work on that because there's a definite savings to the City by us taking over the maintenance of the stadium which you currently now pay for. As far as dates and conflicts with youth it could well be that a new stadium for a pro team would be a better thing for the City to do, to build a brand new stadium for a pro team if you wanted to have pro baseball and therefore you would not displace anybody at Gill Stadium. The idea that we had was to save the expense of building a new stadium but yet bring pro baseball to Manchester...then the other option is to go with Gill Stadium and we were willing to participate in that option and we are willing to discuss more deeply the way we could do that. So, it would probably be impossible to play pro ball at Gill Stadium and not displace some of the youth, so we would have to look at an option of where the youth could play on days that they are displaced, however, I do want to point out that an independent baseball the 45 dates as opposed to if you were bringing in a Double A team which we've heard talk about a Double A team which we've heard talk about would be 70 dates and, of course, you'd definitely have to build a new stadium to get an affiliate ball club because basically in order to get Gill up to the affiliate rules you'd probably pay as much as you would to build a new stadium, so quite frankly this is just an option that is a little bit more viable if you want to bring pro baseball to Manchester and that's what we're trying to say here...not so much that would we kick out the kids and will it cost you a lot of money. It's just a more viable option for a situation like this is you're not going to build a new stadium. Now, the other thing about the kids is we have several teams in the Northern League and I'm a Northern League advocate, I've been involved in the League almost since its inception, the most famous of which is St. Paul Saints. Many of you may have heard of the St. Paul Saints they were featured on some national TV, they've owned by Bill Murray the Canadian and Mike Grec one of the most famous minor league promoters and play in a city-owned stadium that was used heavily by American Legion and high school football, it's call Midway Stadium...they came in amidst some objections similar to what I've just heard and they work very, very well with those organizations. We take a lot of pride, it isn't really a good thing if we dome and do a City and we operate and we alienate the youth and we alienate the Legion program and we alienate all the people who want to play baseball because we're about baseball. So, we do everything we can not to alienate, but to cooperate and to be part and a cog in the community. And, so it certainly would be totally idiotic if we didn't cooperate and try to do what we could to work with every group that want's to use the stadium, therefore, I assure

you we would do that and there are way to do it and I understand the obstacles that are there and they can be overcome.

Mayor Baines stated just a couple of comments, I know a couple of the Aldermen want to make some comments as well. First of all, I want to thank you for your interest in Manchester and the investment that you're making trying to look at Manchester as a possible site a team, but the question I have relates to the funding issues that Alderman Wihby articulated and I've said to all of you personally in terms of the taxpayers footing any bills at these very challenging times here in Manchester and I cannot support anything that would do that. Have you done any feasibility studies related to issues such as ticket prices, naming rights, pouring rights and suite sales...obviously, we look at revenue to help pay the debt, if you will. I know those are critical areas that we need to look at. Have you done anything of that nature to date?

Mr. Rolecek replied we are in the process of doing that. We mostly have looked at and focused our effort on what it would cost to get Gill to a playable level; that was our first priority...so to speak, the expense side of the equation. The next 45 days the intention was meeting with the youth groups and seeing if we could work out an amicable resolution and then the revenue sources for the rest...those were the two priorities.

Alderman Wihby stated basically you've addressed one of them. You are going to meet with youth groups before you come back to see if the schedule works and also as you spoke as far as the costs that we're already incurring...you could put that on a sheet to show us where that is, you can get that from Ron Johnson to show us there because that would be one way of coming up with some of the...

Alderman Gatsas stated I believe when the Yankees were in town it was a Triple A team, I don't know what their scheduling format was or how many games, we still had three Legion teams, we still had a Babe Ruth system, we still had football, we still had all of those things, so I think that to think we're going to be moving kids, it was no different then probably on a much bigger schedule than they probably...you probably had Legion teams back then that were playing more games than what they are currently playing because we used to run that season from June all the way to August, so if there were considerations made then there probably can be considerations made now and I'm sure that you're not looking to displace any of the youth teams. I guess I have a question of why you would put a finance proposal in front of us that would show a cost if that was part of your second phase or your next 45 day presentation.

Mr. Rolecek replied I think it was our way of reiterating our commitment for the million dollar investment, our seriousness and that we think we can pare it down, we think there is both an opportunity to reduce some of the expenses in this first draft as well as look for other revenue sources. So, frankly, it was discussed back and forth preliminarily whether we

should but we wanted to somehow for the Board and the Mayor to reiterate that this is what we would do, that we feel that again that demonstrates our commitment...we're staying here for a while and we wanted to make it work.

Alderman Gatsas stated I think it was a pretty clear message that I believe most of us sent on this Board that if it was going to be City taxpayers dollars that we would not go forward and that's why this Board voted to wait on any feasibility study until we had a deal in front of us that said okay we're willing to swallow the big bullet and go forward, but I just think that if there's anything in the proposal to follow in the next 45 days that you believe there's going to cost the taxpayers of this City one dollar then we should not go any further forward.

Alderman Smith stated to answer my colleague, Mr. Gatsas...back in those days there were less Legion teams playing...now we play a more progress schedule, most of the teams play between 30 and 40 games a season and one aspect that you have to take into consideration now is Derryfield Park is now allocated to the Colt and Palomino League which didn't exist at the same time and we used to do our practicing up at Livingston Park which is now saturated with teams, so we have no replacement field to go to.

Alderman Shea stated we certainly didn't have Memorial High School at that time that plays high school ball, that's a new...

Mayor Baines interjected yes we did, it was in the 60's.

Alderman Shea stated I think the first pro team here was the New York Giants...Moe Mazelli and those guys played and I used to sneak in. What concerns me is although you gave a very interesting dissertation about what happened with St. Paul's there's another scenario closer to home where Nashua Holman Stadium used to be used by the teams down in Nashua and now they're on the outside looking in because of the Nashua ball club, so obviously things start off slow but after the wheel gets moving and the snow starts coming down and the snowball becomes bigger and bigger, obviously I'm more interested in retaining the identity of the farm system that we developed here through the Little League, Babe Ruth in order to furnish the major leagues with Mike Lavalieri and Boom Boom Carbone and Mike Flanagan and the other guys that have made it to the big time. So, that's where my thoughts are.

Mayor Baines asked are there any other questions or comments from members of the Board. Again, we want to thank you very much for your interest in Manchester, it's a very exciting time to have this kind of interest and we look forward to hearing from you with updates in the future.

Mr. Welch asked is it a situation where we will be able to use the remaining 45 days to answer some of the questions here and have that opportunity to address those and to revise some of the issues?

Mayor Baines replied the Board made a commitment to 90 days, I think the history of this Board and the City is when we make a commitment like that, we fulfill the commitment and I believe I'm speaking for the Board that we would fulfill that commitment.

Alderman Wihby stated just a question relative to that, your Honor. We've all gotten letters and calls from other places, but basically, I guess maybe Tom can answer that...we can't stop them from going forward and looking on their own.

Mayor Baines stated we've made that very clear and Mr. Clark and I have talked that if there are others that are interested they should continue to move forward with any plans or ideas that they might have because at the end of the 90 days the Board will have the option of looking at other proposals that might be out there as well.

Mr. Welch and maybe something definitive whether or not this is a viable opportunity and/or whether or not we should fold up the tent a little bit and not expend any more energy or dollars or anything and move on.

Mayor Baines stated I think we owe it to all of the people involved here if we get to that point and certainly we would have great respect for that position. Mr. Clark, would you like to add anything.

Solicitor Clark stated this Board did take an action that said it would deal exclusively with this group and the other group [affiliated and non-affiliated] during that time period the City will not negotiate with another group; that does not stop any other group from doing their own due diligence and in the event that the 90-day period lapses to come forward and the City at that point will make a decision of what to do.

Alderman Osborne stated in whatever time is left can you bring back some sort of report on the parking.

Mr. Welch replied yes, I will, I made a note of that yes, Sir.

b) Drew Weber Group (affiliated) --

Mayor Baines stated in the on-deck circle we have the Drew Weber Group. I'd like everyone to note that Alderman Smith is wearing his baseball tie tonight. Drew, would you come forward with your group.

Mr. Weber stated, Mr. Mayor and Board of Aldermen, thank you for having us. If you could give us a couple of minutes to set up it would be greatly appreciated.

Mayor Baines recessed the meeting for about five minutes.

Mayor Baines called the meeting back to order.

Mr. Smith stated it's an honor to be back, we've had a thrilling time at this and I think you will see why here momentarily. I'd just like to introduce the members of our group that are here with us tonight. To my left is Drew Weber, President and Owner of the Lowell Spinners Diamond Action, Inc. which is the Red Sox Farm Club just down the street in Lowell, Mass and off to my right we have our architects HNTB and representing HNTB is Reuben Perin, Randy Swanson and Eric Johnston. You will see that we have worked very diligently on this project. As you knew when we came into the first presentation some six weeks ago that this is a matter that we've been looking into privately for months and months and had done all of our financial due diligence inside and out of our organization and instead of me speaking about it, I think actions and pictures will speak much louder than words and just to give you another reference point again, my name is Sean Smith, I am the General Manager of the Lowell Spinners and we'll be taking questions at the end and at this time I would like to turn it over to Reuben Perin from HNTB.

Mr. Perin stated great, thank you very much. Thank you so much, Board of Mayor and Aldermen, for having us up here it's pretty exciting...part of a project when you start looking at a new baseball park in a town. Again, I'm from HNTB, we're a pretty large company, we have about 50 offices nationwide with multiple different branches. We're from the sports architecture branch, it's pretty small relative to the larger part of our company. We have a transportation department, airport department, and many others...I don't even want to get into there's so many. But, we keep our small so we have a pretty good control on a project in terms of design and quality control. The members of our group Randy Swanson, Eric Johnston and myself...I'm the project manager and what we usually try and do is organize our team in terms of HNTB kind of looks over the whole thing as a quality control point of view and sometimes it takes a little time...I'll just keep moving with the presentation. What we typically like to do is have HNTB the lead and then we break that off into a design team which comprises of HNTB members and other associates who are consultants that we bring on. A lot of the local companies that we bring are civil engineers, structural engineers and planners we like to have locally because of their expertise in the local area. What we'd like to do is get this power point working. This is our organization chart, you can see on the right the Structural (MEP's), Food Service Planning, Turf and Playing Surface Systems...these are our experts who control the quality and the design for the playing service itself, the baseball field. A very important part and the sound system as you can imagine gets pretty important when you want to listen to the game. On the left the Design Team HNTB...there

are other components of that design team that come into play later. I want to turn it over now to Randy Swanson, Randy is going to explain to you some of the other sports projects and sports-related projects that we've had.

Mr. Swanson stated I'll move through this fairly quickly. Just to give you an overview of the firm it's been around for a long time we're the original sports architecture firm in the country, all of the competitors blossomed off from HNTB, we get into arenas, recreation centers, we do a lot of master planning for athletic facilities taking into account the surroundings is very important. We have an in-house planning group so not just looking at the building itself but how it integrates itself into a community or campus is important to us as well. Our university stadiums, we seem to be busy lately with lots of football stadiums, it seems like the country's football stadiums were all built about the same time period and now they're looking to be renovated. You may all be aware...this is in kind of our jewel that was just opened last year Invesco Field at Denver. The Director of Design who designed this oversees all of our sports project designs so everything you'll see here tonight is under his direction and would be involved in anything we do here. Eric I'll let you talk baseball.

Mr. Swanson stated I just want to go into some of the details of some of the minor league ballparks that we've done. Like it says, this is Slugger Field at Louisville, Kentucky. This is a Triple A ballpark which opened in the Spring of 2000. This ballpark presented several challenges but many opportunities. It became a retrofit because we wanted to save the long rectilinear building that you can see in that middle image. So to retrofit we used a geometry of the ballpark and mended that or blended that with the historical warehouse that is nearly 600 feet long. This ballpark seats over 11,000, it has 30 suites, it has a stepped picnic area down the right field line and has a long berm seating area down the left field. This is Dayton, Ohio...Fifth Third Field, this is a Single A ballpark. It was a very nice urban renewal project. As you can see from that image at the top it is a very tight site due to the vehicular grid of the City. It's located near the river which the City of Dayton has undergone some recent redevelopment. It seats 7,000 which is very large for a Single A ballpark, it has a view level balcony which is unique to a Single A ballpark and it has another long seating area in the right field rather large and a smaller one in the left field. This is Smokies Park in Sevierville, Tennessee. This is a great example of a ballpark blending in with the vernacular architecture. This ballpark is nestled in the foothills of the Smokey Mountains and as you can see from the stone columns and the high pitched roofs how that mimics the mountain lodges of that region. This ballpark seats 6,000, it has another 1,000 available in grass berm seating in the outfield, it has a child's play area down the right field line and a hot tub on the left field line for souls who aren't that modest. This is Raley Field in West Sacramento. This is another Triple A ballpark, this opened in May of 2000. This is a ballpark that is oriented because of the views in and out of the field. As you can see in that lower image some of the skyline from Sacramento, California...that's across the river and right in the middle it's kind of hard to see, but there's the tower bridge which is a huge landmark in Sacramento. It seats almost 14,000, with over 11,000 fixed, another 3,000 available in the



outfield by way of grass berm seating. It has 35 private suites, it has a club level with 500 additional exterior seats and I'll hand it to Reuben who'll talk some more about our more recent projects.

Mr. Perin stated this is the Lakewood Blue Claws new home...this opened up about a year ago down in Lakewood, New Jersey. It's again fairly vernacular...Lakewood is an old historic site, it's actually where the Hindenburg came down and they actually had some old buildings that we didn't model on, but based on our architectural style. This ballpark was about 6,000 seats but it had a lot of suites in the upper deck and it had unique features such as a full wrap-around concourse and we'll mention this a couple of times. The wrap-around concourse when I say that wraps around the whole outfield and then comes back to the infield behind home plate and that allows for great circulation and a lot of other amenities to happen in terms of entertainment value. This is O'Brien Field, we don't have a finished picture of this, this is under construction right now and it's due to open in about a week or two. This is a little smaller than what you're looking at, what we're proposing. In Toledo we just opened up last week, I think it was last Tuesday they had opening day, a big fanfare, everyone was very excited about this, had a very unique feature. If you look in the bottom left-hand photograph there's an existing building, a old warehouse and office building that had a seating section attached to it and we called that the roost and there's a club in that old building that actually services that roost and then people can actually go over into the ballpark...this is a big facility, this is a Triple A ballpark and it seats about 10,000 or just over 10,000...this has a lot of suites and party suites and decks. What I want to talk about next is what I really get excited about is the proposed ballpark for Manchester or something that we kind of had in mind when people came to us and said well we want to put a ballpark in Manchester. We get excited, I get excited because I went to high school just up here and it's not often I get to get come back up and really practice my trade of architecture and my fondness for baseball, so I'll start out with the site plan we put together. This is the site down at the Singer Family Park and Singer Field is right there, it's the soccer field indicated to the right and I guess there's football and a stage down there, tree sodded and a pretty nice facility. What we're planning on doing here is terminating...the overall concept is terminating the South Commercial Street in a nice public area and that would be a turn around what we call a roundabout to keep traffic flow and there would be a drop off and an entry plaza for the ballpark. This is very much different than most standard ballpark designs. Most ballparks they put the entrance right behind home plate but because of the site constraints on this facility, this is what we think is a great solution to an interesting architectural problem. The problem is north is to the left, it's not straight up and when you put a ballpark on a site the sun angle is incredibly important when angling a ballpark. Typically you want your home plate to third base line facing due north that is optimal field position so that the batter does not get sun in his eyes in an afternoon game and that's incredibly important because as we've seen in other ballparks up here they stop the game sometimes because for a 20-minute window when the sun is setting and the batter just can't see the ball coming at him, so that's the reason why we put the home plate where it is and

orient the ballpark. What we've also done is put a big picnic area out in the outfield and then connected that with the full walk around concourse; that picnic area would have child's play areas and some other amenities, concession stands, other revenue generating sources. I'll get back to this full wrap around concourse idea. It's important to understand that's baseball has changed a lot in the last 20 years, it's much more of a family event and we like to keep more people coming to these events because of the family orientation and if you provide more entertainment for people obviously the baseball game is a very important factor but there are other things that happen at baseball parks. We have concession stands, we have children's play areas and the picnic areas for before and after and during the game. If you noticed in the entry plaza is where we would have ticketing windows and the main team store also up to the top of the image there there is an entry gate and that's a secondary entry gate for parking that would happen at Singer Field and to the right of Singer Field and future development. I'll get onto the actual building program. We've kind of looked preliminarily at how this building would work in terms of a floor-by-floor plan of the building and we see the lower plan being the team facilities, visitor locker rooms, home team locker rooms, team administration, storage areas and maintenance facilities. They would actually be on the lower part of this site and above that would be the concourse...everything on the concourse is then a public amenities such as concession stands, restrooms, the team store, the ticket sales and so you isolate the two systems, you keep them separate and make sure and give them a very wide concourse...we're talking a concourse that's anywhere from 28 to 34 feet wide, so that is very generous and the concourse at the back of the seating bowl allows everyone who's standing getting a drink, a soda or just walking around just enjoying a day to keep watching the ballpark and not have to go down below the stands to circulate. You can walk to the outfield, walk all the way around, see what's going on. The next level above this is what we call the suite level. The suite level varies in number of suites. What we've shown here is 26 suites. The number of suites varies from ballpark to ballpark and I think the program that we've proposed is a variation between 16 and 26 and in terms of doing demographics that will tell how many suites can go into this and how many people will pay for these and how much. But, on this level we've also got opportunities for party decks, party suites and also a deck behind the first base suite row that actually looks back into Singer Park that takes advantage of the field there. This is the site section, this gives you a little bit more of an idea about how the cut and fill works. The site is oriented where the left-hand side of the site is high working down to the lower right-hand side of the slide where the site is located closer to the river. Because of the orientation of the ballpark the home plate has to be closer to the river, we plan on cutting or excavating the right and filling on the right-hand side and building our seating bowl on that fill. This cuts down in cost immensely instead of actually building up raker beams and doing a full aluminum structure. If we can do a concrete seating bowl it keeps down the maintenance costs, it keeps down the construction costs and makes for a really pretty ballpark. Let's finally move onto to the overall...we've done a very preliminary sketch of what this might look like. I emphasize preliminary because we like to design and we probably have tried to design this thing five times in my head and kind of came up with this

just to show you...again, you can see the seating areas and the outfield, the picnic area, it's more like a park setting. As you approach the ballpark you can actually see into the lush green field, these fields are amazing to see from a distance because they're so dramatic, the grass is green and the seating bowl is just a really pretty site. What we're trying to do here is de-emphasize the backside of the seating bowl and put all of our architectural elements at the ends and that way in terms of a cost we eliminate a huge façade and we put it right at two points, so we can really sometimes control the cost of the building this way and it is a very unique way to look at a ballpark, but I think it's very advantageous to this site.

Mr. Smith stated at this point I'd like to move onto Eric...can you explain a little to us about the schedule. Eric's put together a little sample schedule for us.

Mr. Johnston stated this is kind of working back from the date of April 4<sup>th</sup> in the spring of 2004 and that's our completion date, our target date. So, if we started May 6<sup>th</sup> we have six or seven weeks for schematic design and that would parallel with the schematic estimate which would start about July 5<sup>th</sup> and about July 19<sup>th</sup> and then we have about a week for the schematic design presentation to you and for approval to continue. After that we have another seven or eight week block which is design development and would parallel the estimate...again, we would have a week after that for the design development presentation and again approval. We go into construction documents...basically about a 12-week scenario, we have early package releases so we can get going with demolition, caissons, great beams that kind of thing and then the final cost estimate which would come out a couple of weeks before construction documents are due...that way we can go back to the construction documents and change anything we need to. All said and done that gives them about 15-14 months of general construction and that moves us right in April 4, 2004. I'll hand this off to Randy who will go over the cost summary a little bit.

Mr. Swanson stated I don't want to scare everybody with this slide, it was a wag at this point not knowing all of the details of a park like this. We really base a lot of the numbers...and in this case we had our friends at Gilbane help us through...who built your arena here in town...at this stage we use numbers from other parks that we've built so we feel pretty good about where the numbers fall, but obviously a whole lot of this depends upon a program. You can add millions to these things without even looking, so it's going to take a great deal of tightening up and program guidance from the ownership and yourselves to get at tighter numbers, but again based on some of the recent projects in the last couple of years that we worked on this is an early wag at building costs, soft costs, cost contingencies...we try to give you a picture here of the entire costs so you know what's coming. What you see there the \$15.434 million is a direct billing cost and below that we added contingencies. We very, very heavy on the contingencies, we like to add these numbers in because there's so many unknowns at this time in the project. These numbers might look a little frightening to some people and they really are not. These are very realistic numbers when you start talking about ballparks. They can come up and they can come down. We can answer any questions but at

this point based on the program and everything else they'll probably be a little question and answer session after this and we can try and answer a lot of the questions about the numbers. We think these are a little heavy but we can't be too safe when we do this process. I'd like to hand the microphone over to Drew Weber now with the team who's going to talk to you a little bit about his part of the project.

Mr. Weber stated thank you very, I appreciate the opportunity again of being before all of you. I've met many of you, I've learned an awful lot about the City of Manchester in the last several weeks, actually we're going on months now and I like what I see. Let me give you a little history. This is going to be very, very simple. The first people in Manchester that I met were the Mayor and Dan O'Neil and they said something to me the first time I met them and talked about baseball in Manchester. They said, Drew, great idea...the taxpayers are not paying a dime. And, I said okay, that's fair. Let's see if we can do it. And, since then, we've been assembling a team to see how we can do that. You granted us 90 days, an exclusive which was very fair, which we appreciate and what we are trying to do in that 90 days...and, you looked at the numbers of the beautiful work that HNTB created, it doesn't matter if it's a \$50 million stadium, it doesn't matter if it's a \$100 million stadium. I am not, nor would you let me period go ahead with this unless we can prove to you and prove to me that this can be done without taxpayer money period. We are talking to developers, we are talking to the idea of a possible conference center, we are talking the idea of a possible residential condominiums...there are several different areas that we are checking out right now and to get a Double A team is a very, very big investment for myself and the organization and I certainly am not making this investment unless I'm assured that a stadium will be built. A stadium will not be built unless we can assure you that it will be done without taxpayers money. I consider this to be a very, very simple thing and if we can't do it we shake hands and say we made many friends in Manchester and we go on our way. I think we can and really that's my story, right now. We don't have figures here that is what the 90 days are for. HNTB, Gilbane...there's been a lot of people spending a lot of time and a lot of money and a lot of energy on this, I am not leading anybody on here. If we can do it, we will have a stadium here that I guarantee people from all over...not the State of New Hampshire, but the United States will be visiting and I also guarantee that we will do a lot more for Manchester than just giving them baseball. At this time, I'd like to open it up to questions.

Mayor Baines stated why don't we distribute the handouts. Questions from members of the Board.

Alderman Gatsas asked is there any way that you can put the slide up there that actually showed the complex, please? I guess I have a series of three questions, your Honor. I don't see the Riverwalk anywhere on that map.

Mr. Perin replied we were trying to focus our graphics on the actual ballpark. We actually planned on having the Riverwalk extend all the way up to the entry plaza and the roundabout and be the entry point for the Riverwalk system.

Alderman Gatsas stated the Rubenstein Parking Lot has not disappeared.

Mr. Perin stated the one in the middle of the playing field.

Alderman Gatsas stated the one in the middle of the playing field.

Mr. Perin replied yes.

Alderman Gatsas asked did you have any conversation with anyone at the Planning Department to talk about the State Park and Ride garage that was going to be built.

Mr. Perin replied actually there was a study done, a master plan of this and I don't think that was in the master plan and we weren't given that directive.

Alderman Gatsas stated it's in center field.

Mr. Perin reiterated it's out in center field.

Alderman Gatsas stated it's in center field.

Mr. Perin stated no, we did not.

Mr. Weber stated may I step in for a second. I have been told numerous times about Rubenstein Lot being kept in tact. This is very preliminary. If there is a go ahead...

Alderman Gatsas interjected it's not the Rubenstein Lot, the State is building a Park & Ride garage for 600 cars in center field.

Alderman O'Neil stated it's in the Rubenstein Lot.

Alderman Gatsas stated that is where the Rubenstein Lot is. I just think that when you start doing this design work and spending all of this money that somebody should be telling you that because that was a question that was broached back when we were talking about putting a senior center there and the parking contortions to get to it because of the parking garage that's going to be built there and that's being built by the State with a, I believe, a train terminal attached for a central transportation station.

Alderman Thibault stated that is through the Southern New Hampshire Planning Commission.

Mr. Perin stated that will be addressed.

Alderman Gatsas asked where do you propose parking for 6,000 seats.

Mr. Perin replied we typically use a figure of about 2.5 people per car and we're using the model that the arena uses, but we've actually got additional surface lot parking that the arena does not have...they're existing at Singer Field and also utilizing the parking garage that's just down South Commercial Street, there is a parking garage down there. Pardon me, the Granite Street Parking at the Center.

Alderman Gatsas stated so we still need something in the vicinity of 2,000 spaces.

Mr. Perin stated roughly 2,000 but again we're still using the same model as the arena parking.

Alderman Gatsas stated that's not a good subject to broach with this group, right now.

Mr. Weber stated I can tell you that we draw 5,000 a night and we don't have more than a thousand spots.

Mr. Perin stated at this point we haven't done any traffic analysis. I think a very in depth analysis would have to be done by our engineers or somebody like that to see where and how many cars you can get within a walking distance, what kind of numbers can be predict from Park & Ride or bus...that study hasn't been done yet.

Alderman Gatsas asked how many do you have on there?

Mr. Perin replied in the outfield...there's probably about 30 to 40 parking spaces and that was really to cover day-to-day operations for the team administration and the baseball team and the handicapped accessible parking spaces required.

Alderman Lopez stated on the designs did you check with the staff as to their designs before.

Mr. Perin asked which staff.

Alderman Lopez replied Jay Taylor, Economic Development...Bill Jabjiniak.

Mr. Perin stated we have not. These were...

Alderman Lopez stated they've never seen these designs before tonight, thank you. And, secondly, can you tell me because of Singer Family and Singer Park...in that area you want to build a ballpark, have you had discussions with them because they lease the land from the city.

Mr. Weber replied yes, I have.

Alderman Lopez stated I guess the final question that I would have is the environment, the drilling to make sure that there's no stuff underneath the ground as we're told by Economic Development that if we drill down and we find something, we own it, that maybe Jay Taylor could help out on this is...is this something they would do and be responsible for, does the City if they go drill and if we gave them something along that line would they be responsible for.

Mr. Perin replied there are contingencies based on the numbers that were given for environmental problems.

Alderman Lopez stated I'd like to hear from Jay Taylor if he agrees because he's made quite a few number of statements on the environment. Jay, how does this fit in with your previous statements of if they dig, you find something, the City owns it.

Mr. Taylor stated what I think I said and you characterize it correctly, Alderman, that if we dig in there and we find an environmental issue since the City owns the land, we own the problem and I think before we proceeded ahead with any kind of a project down there we would have to come to some agreement as to how all of that works and make pretty sure what we're going to find because the cost could be substantial. I see you do have a contingency in there for environmental remediation and clearly that is a prudent thing to do given what we know the history of that site has been. So, can I tell tonight if that is going to be satisfactory, I can't. I guess the answer is we would have to negotiate that a point and make sure that both sides understand exactly where we're going before we proceed because there are some inherent potential problems down there.

Mr. Weber stated to the best of my understanding unfortunately one of the members of our staff his car broke down and couldn't be here, but to the best of my understanding this type of design and building, it's a new type of partnership between architects and builders guarantees...now, obviously more money is paid for this, it's kind of like expensive insurance, but once this deal is made game, set, match. The people that we've talked to...Gilbane is very, very familiar with it.

Alderman O'Neil stated I want to thank Mr. Weber for his comments because when you and I did make that trip back at the end of December, beginning of January down to Lowell you were very clear to them that the only way you would support a project if there was no cost to

the taxpayer. I guess the question I have and I don't know who it's appropriate for...you, Mr. Weber or Mr. Smith...we can go through all these motions...we're talking about affiliated baseball, but my guess would be that there's some process here with some approvals by someone whether...no matter what the affiliate is, there must be some process sign-off that someone in major league baseball or minor league baseball or you may have to sign off your own team, I don't know that. Is there a formal process you can walk me through about approval of an affiliated baseball team in Manchester?

Mr. Smith replied yes, Alderman O'Neil. It's fairly simple. Hillsborough County abuts Middlesex County in Massachusetts and Worcester County in Massachusetts. Worcester County is the protected territory of the Pawtucket Red Sox in the International League, Triple A ball club for the Boston Red Sox. Middlesex County is one of the territorial counties of the Boston Red Sox. Counties that abut protected territories need to be signed off by the teams of whose territory it abuts as well as their leagues and the members of those leagues. So, what would have to happen for Hillsborough County would be the Pawtucket Red Sox would have to sign off, the International League would have to sign off. The New York Pen League whose territory we are in would have to also give their blessing though it is not a protected territory of the New York Pen League, it is protected territory of the Boston Red Sox. The Boston Red Sox would have to sign off on approval as well as Major League Baseball, as well as Minor League Baseball...our governing body down in St. Petersburg, Florida. It's their numerous steps and votes that would have to be taken to ensure that affiliated ball would be here.

Alderman O'Neil asked does Portland or Burlington, Vermont enter into this.

Mr. Smith replied no, Sir.

Alderman O'Neil stated I'm pretty sure Portland is Double A, I'm not sure what Burlington is.

Mr. Smith replied they're territories do not infringe upon this area of the county at all. It's all a matter of territorial rights.

Alderman Shea stated you made mention of either a hotel or condos or convention hall...would those be in that general area or would that...

Mr. Perin replied absolutely.

Alderman Shea asked could that be sited. Do you know where in that area, is it an area that obviously is not quite sited at this time or is there an area...what I'm trying to figure out is there is just so much land there and I'm wondering.



Mr. Weber stated it's really not shown on this, this isn't for that. What we're trying to do is work with a developer, with several different ideas that could make...number one the building cheaper that could bring all kinds of economic efficiencies to everybody involved and I am not...although it's been explained to me about 74 times, I wish I could show you and point to you every single area where everything could be placed, I can't. The people who are knowledgeable about it are not here right now, but...

Alderman Shea interjected let me help you out a bit if I may or you can help me. Are there certain ballpark dimensions to a Double A ball if it were. Can you kind of jockey the outfield fences so that they're 320 or 312 or 318 or whatever so that you could fit in.

Mr. Perin replied there are ways you can jockey the outfield in terms of distances and the heights of the outfield wall. Obviously, the shorter the field the more homeruns you get, sometimes more exciting a game is but sometimes that detrimental to the game. If you start having a very short field and I know I'll let Sean here explain a little bit more about that because he...

Mr. Smith stated, Alderman Shea, we faced this issue down at our ballpark in Lowell at the current stadium and the previous facility at Alumni Field. Our right field is a very short porch, I think it's 301 down the line. The Boston Red Sox had to sign off on that which at Fenway they have a very short push by Pesky's pole there. If your parent major league club agrees to any remodification of the outfield wall where it could be a quirky ballpark where there's cuts in the wall, cutting in and cutting out or short porches or what have you as long as your parent club gives the blessing then internal Major League Baseball allows the variance and gives the blessing.

Alderman Shea stated so there is no minimum amount.

Mr. Smith stated there are recommended amounts but you're able to get variances from Major League Baseball.

Alderman Thibault stated in the session that we had last week I attended with a few of you people you said something about a parking garage and a possible hotel if I remember correctly and a parking garage.

Mr. Weber replied absolutely.

Alderman Smith stated I assume that you'll be coming in very soon...June 5<sup>th</sup> with the projected cost of how this is going...I realize you stated no cost to the taxpayers but this is going to be the final result before we can do anything is what the numbers are.

Alderman Gatsas stated I don't know if this is a question or more of a rhetorical statement, but I guess if I was involved in Singer Field and I saw this proposal I would be having a nervous breakdown because I just invested in a stage and I don't see a parking space within some 500 feet of Singer Park, so I guess my question is if you're talking about hotels and convention centers the only logical place for those to go would be somewhere in the vicinity of Singer Field.

Alderman Pinard stated, Mr. Weber, you said you had talked to the Singer Family.

Mr. Weber replied yes.

Alderman Pinard asked what was their reaction?

Mr. Weber replied they were very interested.

Mayor Baines stated all he is saying is that he has had some discussions with the people involved.

Alderman Osborne stated I know I met with you myself a week or two ago...as it stands now can this project go ahead without a hotel at this point.

Mr. Perin replied I would say no.

Alderman DeVries stated located within the parking lot, Rubenstein, now there's a boat ramp for access to the Merrimack River and I'm sure that you'll continue...that's the only emergency access into the river, I'm sure you will work with that as part of your contingency, it looks like there is something on the plan addressing that.

Mr. Perin replied yes, we do plan on keeping that boat ramp and actually further progressing the extension of the park there up to the roundabout and the plaza area, so continuing the Riverfront Development and actually tying it into South Commercial Street.

Alderman Shea stated this is kind of following up on what Alderman Gatsas said. There's Singer Park and then immediately south of Singer Park is an area that at one time was the subject to a prolonged discussion regarding whether or not a senior center would be built on that site. Is that given consideration for a hotel or is that for your...where Singer Park is there's an area south of that that's kind of undeveloped and there was a lot of controversy and I believe that we had looked at that, is that the area that you're...

Mr. Weber replied quite honestly, Alderman, it's premature at this point to comment...I'm not really familiar with where the senior center was or the layout for the senior center.

Mr. Weber stated all I can say and I think it's simple, I think it's real simple...if it can't be done and if it can't be done right, we go home and I've wasted your time and I've wasted my time, I've wasted a lot of money, very simple.

Alderman Shea stated I wanted to mention if I may, your Honor, that that is City property that exists there even though there may be a problem with the soil itself and I'm just wondering or trying to speculate in terms of how this fits into the scenario if it does at all because I'm trying to figure out where a hotel or where condos could be built and so forth.

Mr. Perin stated with all due respect, Alderman Shea, we're working with our developers so we can put forth a plan to be able to bring to the City with conceptual design and layout of how it will affect the adjoining properties. You bring up excellent points but we need to...

Alderman Shea stated that is being considered, thank you.

Mr. Perin stated from a design standpoint the next step would be involving developers, the developer these people are working with and also City planners, we do traffic studies, we do parking studies, we actually go in and start incorporating...this is just a preliminary proposal to say does a ballpark, would a ballpark fit here, if it doesn't, it doesn't and if it does, it does. It's just something we have to put on the table and see what happens after that but we would include everyone in the community in terms of the planning process and everything else that goes along with new development.

Alderman Guinta asked would you clarify for me what happened to the proposal that I saw of several days ago versus this proposal because they seem to be different proposals with respect to Rubenstein Park, the proposed hotel site, and the Riverwalk. My understanding was what I saw within a week or so ago...the Rubenstein Lot would still exist, co-exist with a baseball stadium and a hotel and this here eliminates Rubenstein Park and also eliminates the soccer field. If you're going to put the hotel.

Mr. Perin asked which shop proposal did you see, Sir? Because this is the first one we have.

Alderman Guinta replied I was with Drew and...

Mr. Weber stated unfortunately Curt who was with me his car broke down. When we're talking about the layout and south of the soccer field and this and that I'm really hard pressed to answer these questions, he would be better able to answer those. What I can tell you is that I will surround myself with a very professional staff, this will not be done haphazardly, this will not be...the whole trick is to see if we can make this work financially.

Alderman Guinta stated I would expect that a \$20 million project wouldn't be done haphazardly and I don't think you're going to invest in a haphazard way, the concern that I have is this project seems fundamentally different than the project that was laid out to me.

Mr. Weber interjected I don't think it's a different project...

Alderman Guinta stated what I heard tonight was a proposed hotel would go at the location where the soccer field is which is not what I was told a week ago. I was told it was going to be adjacent or abutting or actually part of the actual stadium which are two completely different areas.

Mr. Perin stated as Drew has mentioned we're surrounding ourselves with a developing team as well as our architects. Due to the overall layout there's a great deal of land, as you know, south of this property on these drawings that we need to decide what fits where and when. Who knows? Maybe the soccer field will be able to stay intact. There's a lot of plans we can certainly have in working in conjunction with our operation of using that facility, we're just going to have to see. We really don't have those answers at this time with overall layout but we will very shortly.

Alderman Guinta stated so over the next 45 days you're going to look at, in addition to parking and traffic flows a tighter plan as to...

Mr. Perin replied absolutely.

Mr. Swanson stated we're in the middle of a similar kind of development even though it's not a baseball stadium...there's a convention and hotel component and it took us weeks to master plan that out and we looked at five different options and I think that's where we're at here, is that there's a lot of due diligence we need to do (i.e., environmental studies, soil studies) and then starting to come up with some options of peripheral development doesn't need to attach...can it be separate, does it need to go on this part of the site, I think there's a lot of options to look at that we still have to do.

Mayor Baines interjected keep in mind this is still preliminary.

Alderman Lopez stated to confirm that Alderman Guinta was correct and the architects maybe you didn't get that information and all that stuff, but he was correct in what he said. Do you know at this time and I know you're in discussion, but I also was led to believe that the soccer field was going to stay. Do you know right now whether or not that's your intention or is that negotiations?

Mr. Weber reiterated do I know whether the soccer fields are going to stay? Our intention is for the soccer fields to stay.

Alderman Lopez stated I also want to say that no tax dollars is great. Is the whole project based on revenue that you receive, that you're going to pay for or do you expect the City to do some type of revenue bonding?

Mr. Weber replied that is what we are asking the City for, the bonding based on the fact that we can show the revenue coming into the City.

Alderman Lopez stated otherwise when you've said no tax dollars those are tax dollars as far as I'm concerned.

Mr. Weber stated if the stadium is \$20 million and the cost is \$2 million a year, we better have those numbers to show you...how \$2 million a year are going to be paid.

Alderman Lopez stated my last thing is we're also going to honor the exclusive 90 days but there seems to be other people involved after that, so I would hope that you would look at your project very, very carefully and when you make those final determinations...personally, I would like to see you just do it yourself period, instead of using bonding and everything else from the City but that's a whole new subject.

Alderman Osborne asked are you going to get some sort of a commitment from one of these five star hotels or a hotel before you go on with any of the project to spend more and more money.

Mr. Weber replied absolutely.

Alderman Osborne stated so you will bring that back, right.

Mr. Weber replied absolutely.

Mayor Baines stated I would like to thank you for your interest and your investment in our City and we look forward to continuing these discussions with you.

This being a special meeting, no further business was presented and on motion of Alderman Smith, duly seconded by Alderman Pinard, it was voted to adjourn.

A True Record. Attest.

City Clerk